



16 Charles Bennion Road

ST7 2AB

£450,000



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STEPHENSON BROWNE

A stunning FOUR DOUBLE BEDROOM detached family home on the highly sought-after Scholars Place development in Alsager, with a beautifully landscaped rear garden and solar panels!

A simply gorgeous executive detached family home built by David Wilson Homes to their fantastic 'Milford' design in 2020, which has since been further upgraded and improved by our current sellers to create an absolutely gorgeous family home.

An entrance hallway leads to a spacious lounge, a downstairs W/C, and the fantastic open plan kitchen/diner, which features a host of integrated appliances including a fridge/freezer, six ring hob, double oven and dishwasher. An ideal entertaining space, the kitchen also features French doors which open into the rear garden, providing an superb focal point for the property. The ground floor is completed via a very useful utility room.

Upstairs there are four double bedrooms, with the principal bedroom featuring an en-suite shower room, whilst the family bathroom features a bath and a separate shower cubicle.

Off-road parking is provided via a tarmacadam driveway and a brick-built single garage (with an electric car charge point), but the real show-stopper here is the rear garden, which has been carefully landscaped with artificial lawned and patio areas, with raised timber beds and composite decked seating areas. Providing an abundance of colour and beautifully maintained, this garden is the perfect to host guests or simply relax in an idyllic setting!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

A simply gorgeous family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, Calder LVT flooring, two ceiling light points, storage cupboard.

Downstairs W/C

Part tiled walls, radiator, W/C, pedestal wash basin, downlights, extractor fan, Calder LVT flooring.

Lounge

17'8" x 10'7"

Fitted carpet, UPVC double glazed bay window, two ceiling light points, two radiators.

Kitchen/Diner

19'9" x 11'5"

Calder LVT flooring, UPVC double glazed window and recessed French doors leading to the rear garden, downlights, radiator, stainless steel sink with drainer, tiled splashback, integrated fridge/freezer, dishwasher, double oven, six-ring hob, cooker hood, electric blinds.

Utility Room

7'2" x 6'1"

Calder LVT flooring, composite rear door, downlights, radiator, wall and base units, space and plumbing for appliances, gas central heating boiler.

Landing

Fitted carpet, ceiling light point, radiator, airing cupboard.

Bedroom One

15'2" x 11'11"

Maximum measurements - Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, two fitted wardrobes.

En-Suite

7'3" x 6'3"

Calder LVT flooring, UPVC double glazed window, downlights, extractor fan, towel radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

Bedroom Two

13'3" x 11'0"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three

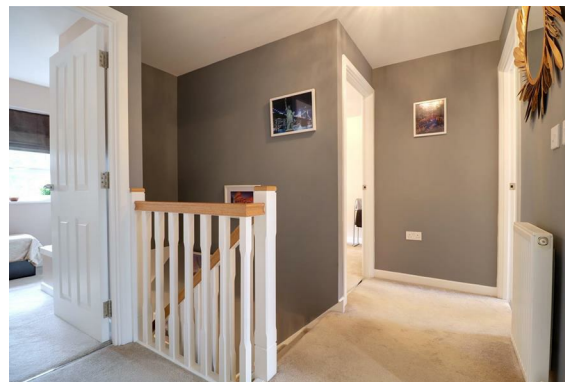
11'9" x 8'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobe.

Bedroom Four

11'6" x 10'2"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bathroom

9'6" x 6'4"

Calder LVT flooring, UPVC double glazed window, downlights, extractor fan, towel radiator, part tiled walls, W/C, wash basin with vanity unit, bath, separate shower cubicle.

Outside

To the front of the property is a double-width tarmac driveway with a landscaped front garden featuring an artificial lawn, gravelled areas and border shrubs. The gorgeous rear garden has been fully landscaped to create a stunning space to entertain and relax, with composite decked areas, a seating terrace, patio, raised timber borders and artificial lawned areas.

Garage

A single garage with Up and Over garage door, power and lighting, and an electric car charge point.

Council Tax Band

The council tax band for this property is E.

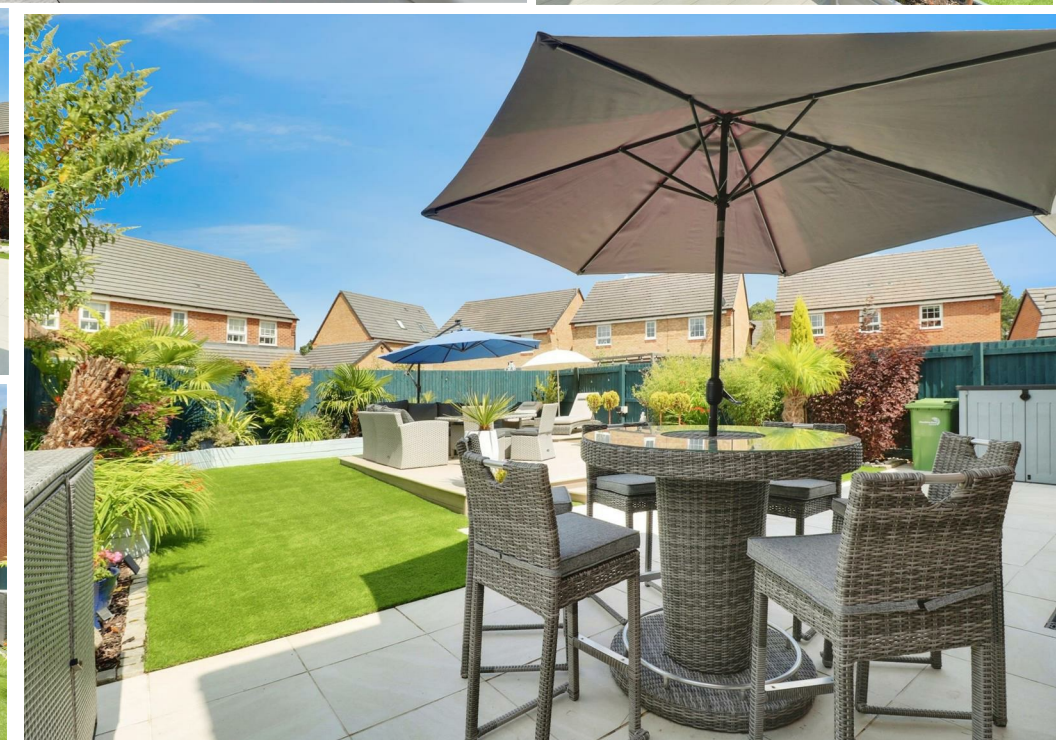
NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

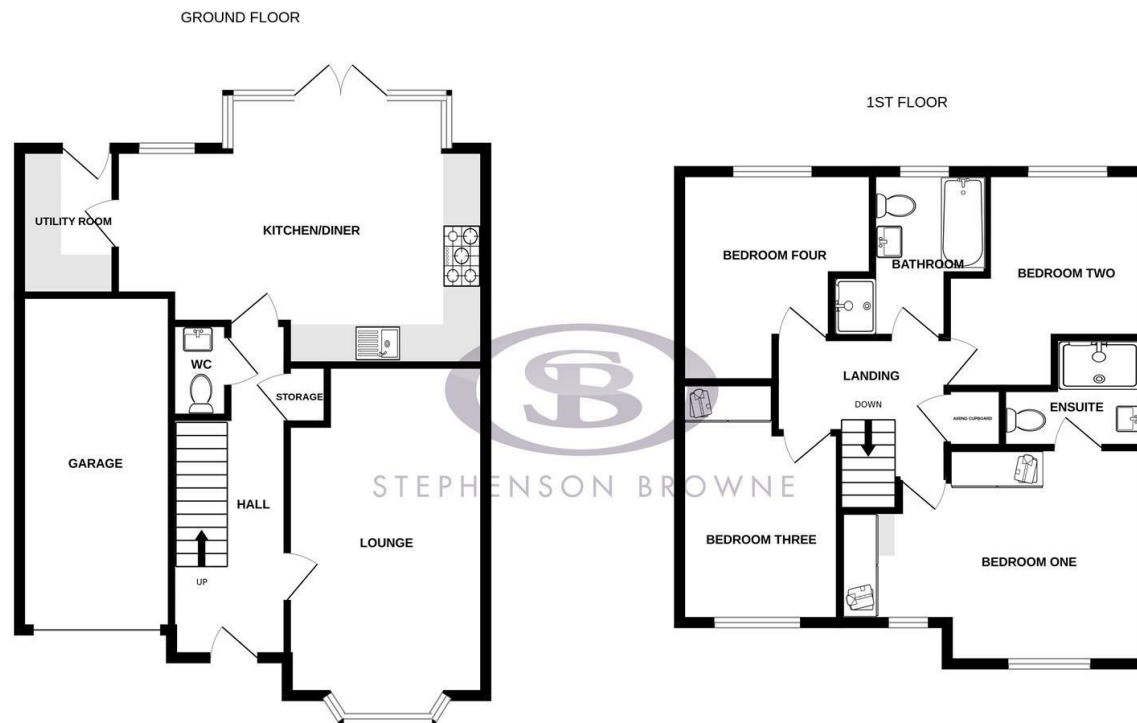
NB: Copyright

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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus) A		85	9
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Positive
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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